

# FOR SALE



**ROXY THEATRES OF UXBRIDGE**

**46 BROCK ST W  
UXBRIDGE**

**REMAX ALL STARS REALTY INC., BROKERAGE**  
Independently Owned & Operated

**FRAN TAYLOR - REALTOR®**

**M.647.278.3205 | [frantaylor@remax.net](mailto:frantaylor@remax.net)**



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## Investment Offering

**\$3,900,000**

**Roxy Theatres, Uxbridge, Ontario**

**Sale Includes Business, Land, Building, and Assets**





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## Roxy Theatres, Uxbridge, Ontario

**Sale Includes Business, Land, Building, and Assets**

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### Executive Summary

Roxy Theatres presents a unique turnkey opportunity to acquire **both the operating business and the real estate** of a well-established, fully operational **first-run cinema** in the heart of Uxbridge. This independently run theatre is a community cornerstone offering consistent cash flow, diversified revenue streams, and a highly desirable physical asset with strong long-term growth potential.

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### Offering Highlights

- **First-Run Cinema Operation**  
Screens current film releases, ensuring strong and timely audience draw.
- **Liquor Licence in Place**  
Enhances concession offerings and opens up high-margin beverage revenue streams.
- **Turnkey Business Model**  
Includes trained staff, modern projection and sound systems, established branding, and marketing infrastructure.
- **Purpose-Built Real Estate**  
Well-maintained, standalone theatre facility designed for operational efficiency and superior guest experience.
- **Diversified Revenue Streams**  
In addition to box office and concessions, revenue is generated through private rentals, birthday parties, and community events.
- **Established Clientele & Community Integration**  
Long-standing reputation with strong local patronage and civic engagement.

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### Investment Structure

This is a **comprehensive asset sale** that includes:

- Title to the **real property**
- All **business assets** (equipment, fixtures, inventory – some exclusions apply)
- All **intellectual property** (brand, online presence, client database)
- Fully operational business with **immediate income generation**



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## **Location Advantage**

Situated in a visible and accessible area within Uxbridge, the property benefits from a loyal community audience and a growing regional population. The theatre is positioned near schools, local amenities, and cultural landmarks—making it a high-traffic entertainment destination.

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## **Target Buyer**

This offering is ideal for:

- Owner-operators looking for a community-based, income-generating venture
- Entertainment groups or hospitality investors looking to expand their portfolio
- Commercial real estate investors seeking a mixed asset (business + property)



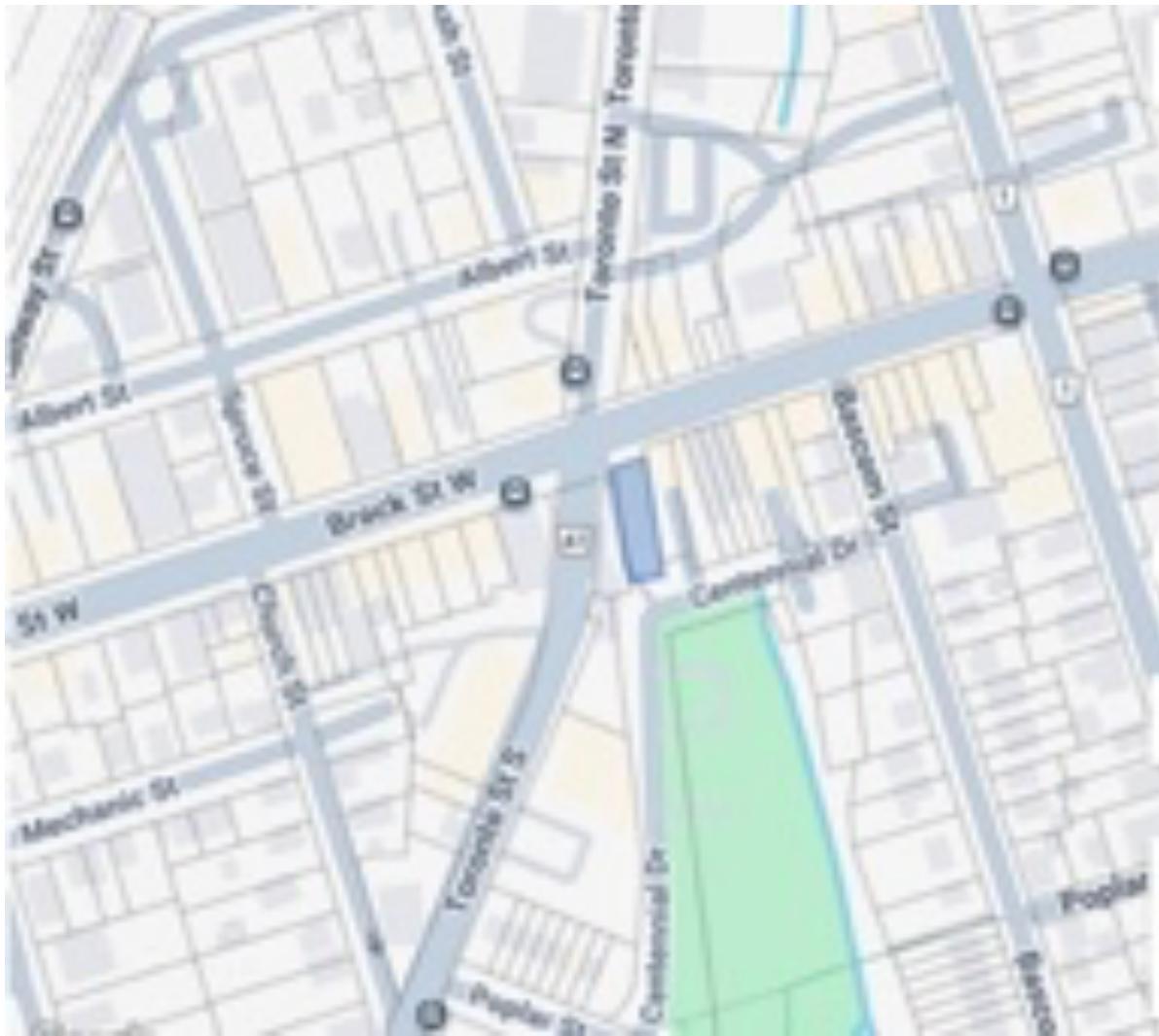
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## 46 Brock St W Uxbridge

(Southeast corner of Brock St W and Toronto St S)  
(highlighted below in blue)



PLAN ILLUSTRATING DESCRIPTION  
OF PART OF LOT 587, BLOCK PPP & PART  
OF POND STREET, MUNICIPAL PLAN N° 83

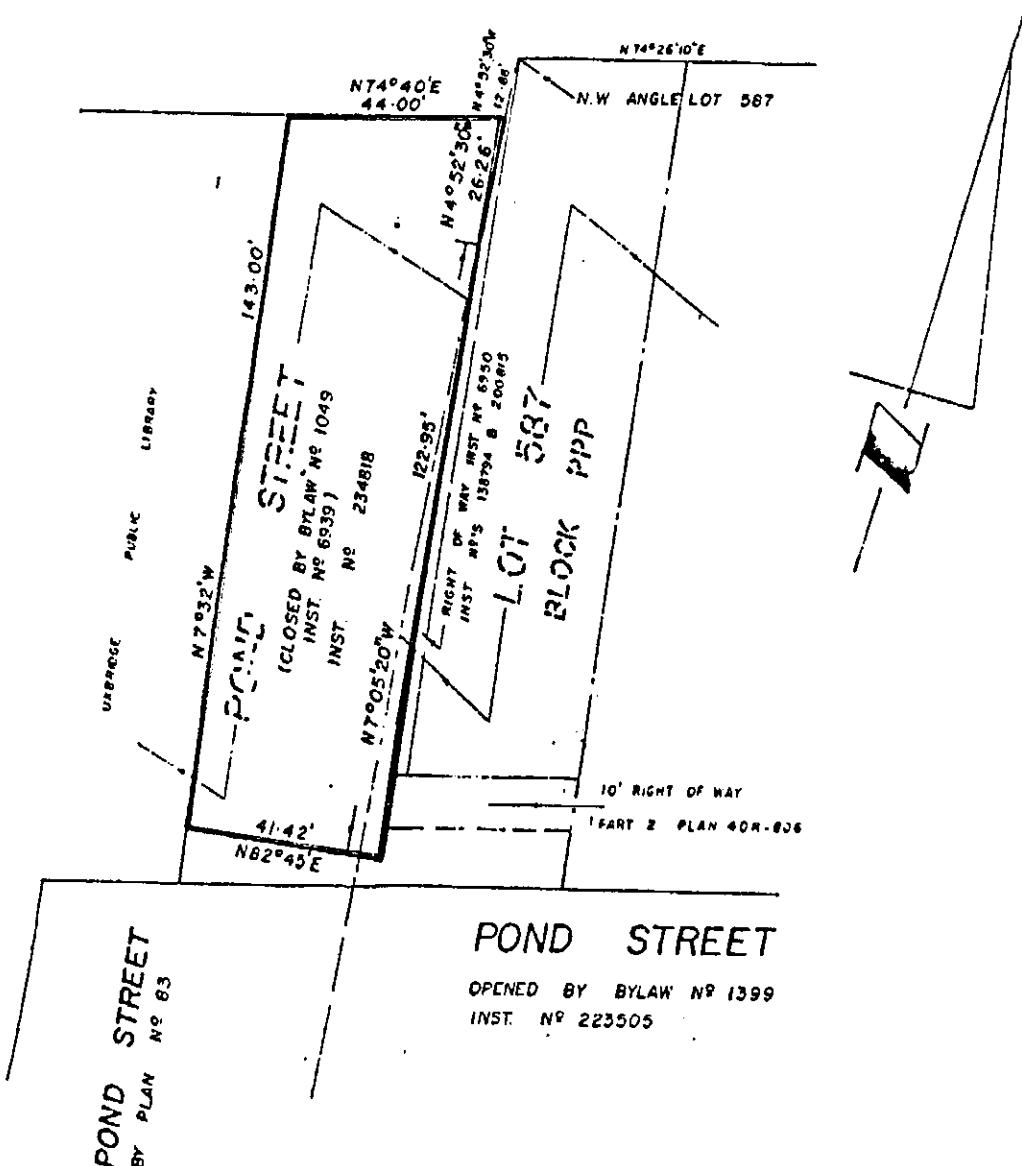
TOWNSHIP OF UXBRIDGE

REGIONAL MUNICIPALITY OF DURHAM  
(FORMERLY TOWN OF UXBRIDGE, COUNTY OF ONTARIO)

SCALE 1" = 30'

SURVEY OF SUBJECT PROPERTY

BROCK STREET



H. F. Grander  
ONTARIO LAND SURVEYOR

H. F. GRANDER CO. Ltd.  
ONTARIO LAND SURVEYOR  
49 CENTRE ROAD NORTH  
UXBRIDGE, ONTARIO  
TEL. 852-7800

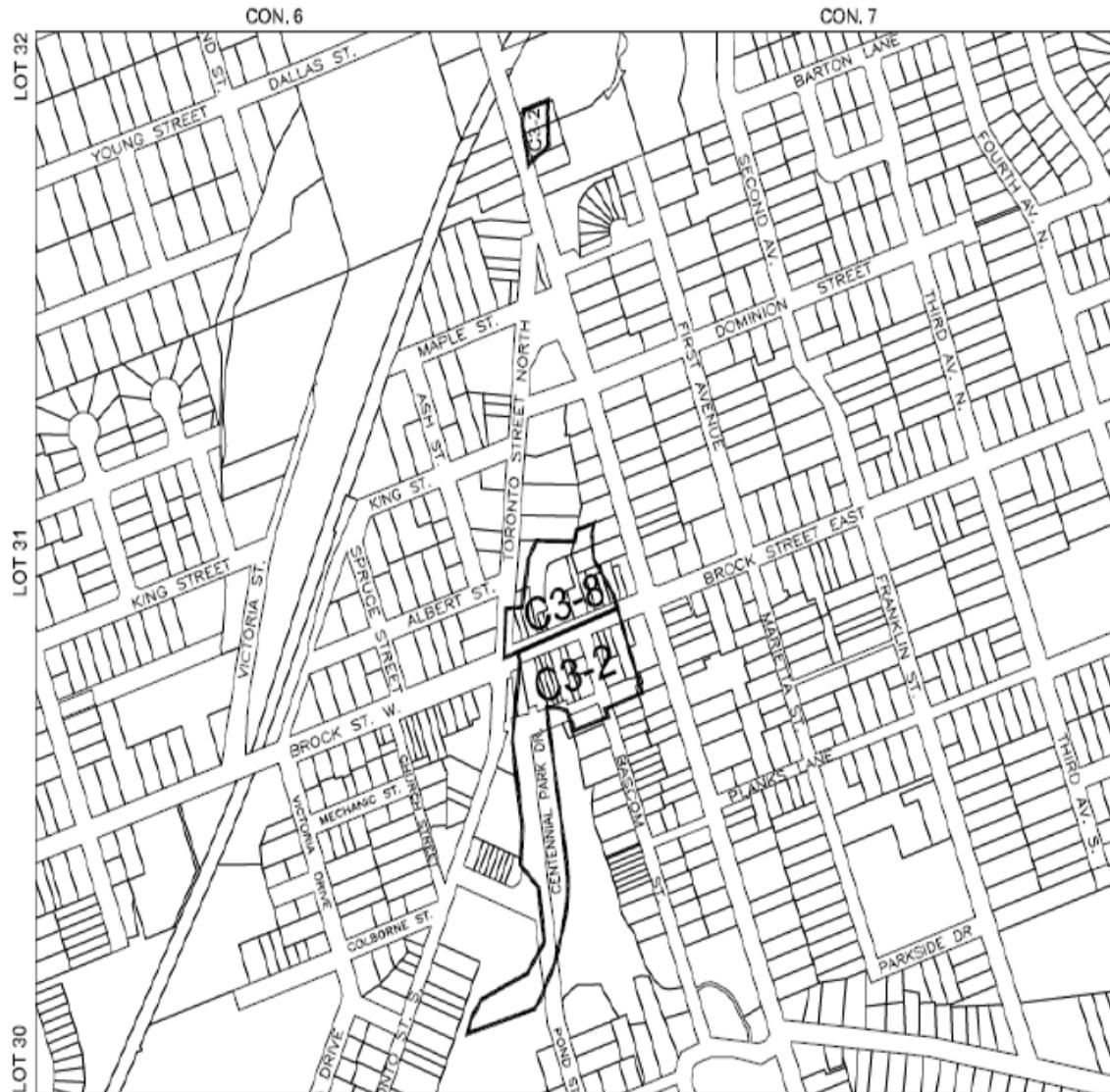


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**Township of Uxbridge  
C3-2 Zoning  
Downtown Commercial Exception No. 2**



 <p>RE/MAX ALL-STARS REALTY INC., Brokerage</p>	<p><b>46 Brock St W</b>  <b>Uxbridge Ontario L9P 1P3</b>          Uxbridge Uxbridge Durham  <b>SPIS:</b> N  <b>Taxes:</b> \$17,587/2025/Annual  <b>Legal:</b>          PT LT 587 BLK PPP PL 83 &amp; PT POND ST, PL 83 (CLOSED BY CO263810) PT 1, 40R16959 ; UXBRIDGE</p>	<p><b>List: \$3,900,000 For Sale</b></p> <p><b>For:</b> Sale  <b>Last Status:</b> NEW  <b>DOM:</b> 0</p>	
	<p><b>Commercial/Retail</b>  <b>Retail</b></p> <p><b>Freestanding:</b> Y  <b>Lse Term Months:</b> /  <b>SPIS:</b> N  <b>Franchise:</b> N</p> <p><b>Comm Condo Fee:</b> Possession  <b>Remarks:</b> Negotiable</p>		
<b>MLS#:</b> N12175071	<b>PIN#:</b> 268440098		
<p><b>Total Area:</b> 5200 Sq Ft  <b>Ofc/Apt Area:</b>  <b>Indust Area:</b>  <b>Retail Area:</b> 100 %  <b>Apx Age:</b>  <b>Volts:</b>  <b>Amps:</b>  <b>Zoning:</b>          C3-2 - Downtown Commercial Exception No.2  <b>Truck Level:</b>  <b>Grade Level:</b>  <b>Drive-In:</b>  <b>Double Man:</b>  <b>Clear Height:</b>  <b>Sprinklers:</b> N  <b>Heat:</b> Gas Forced Air Open  <b>Phys Hdp-Eqp:</b></p>	<p><b>Survey:</b>  <b>Lot/Bldg/Unit/Dim:</b>          43.72 x 143.08 Feet Lot  <b>Lot Irreg:</b>  <b>Bay Size:</b>  <b>%Bldg:</b>  <b>Washrooms:</b> 0  <b>Water:</b> Municipal  <b>Water Supply:</b>  <b>Sewers:</b>  <b>A/C:</b> Y  <b>Utilities:</b> Y  <b>Garage Type:</b> Outside/Surface  <b>Park Spaces:</b> #Trl Spc:</p>	<p><b>Prop Feat:</b>  <b>Soil Test:</b>  <b>Out Storage:</b>  <b>Rail:</b>  <b>Crane:</b>  <b>Basement:</b> N  <b>Elevator:</b>  <b>UFFI:</b>  <b>Assessment:</b> 2024  <b>Chattels:</b> Y  <b>LLBO:</b> Y  <b>Days Open:</b>  <b>Hours Open:</b> TBA  <b>Employees:</b>  <b>Seats:</b>  <b>Area Infl:</b></p>	
<p><b>Bus/Bldg Name:</b>  <b>Actual/Estimated:</b></p>	<b>For Year:</b>	<b>Financial Stmt:</b> Y	
<p><b>Taxes:</b>  <b>Insur:</b>  <b>Mgmt:</b>  <b>Maint:</b></p>	<p><b>Heat:</b>  <b>Hydro:</b>  <b>Water:</b>  <b>Other:</b></p>	<p><b>Gross Inc/Sales:</b>  <b>-Vacancy Allow:</b>  <b>-Operating Exp:</b>  <b>=NetIncB4Debt:</b></p>	<p><b>EstValueInv At Cost:</b>  <b>Com Area Upcharge:</b>  <b>% Rent:</b></p>
<p><b>Client Remks:</b>          Roxy Theatre - Sale includes both Property and Business, An Exceptional turnkey investment opportunity to acquire a well-established, fully operational first-run cinema property in the growing community of Uxbridge. Roxy Theatres is a purpose built entertainment facility positioned as a stable, income generating asset with long term value and strong community integration. Strategically located in a high visibility area, this standalone property is designed for operational efficiency and an optimal patron experience. The venue features a well maintained interior, modern projection and sound system, and holds a liquor licence, offering value added service and elevated concession potential. As a first-run theatre, Roxy benefits from premier film releases, driving consistent and timely audience traffic. The business enjoys diversified revenue streams through regular movie screenings, private rentals, birthday parties, and community events. A fully outfitted concession area, complimented by licensed beverage service, provides high margin income channels that enhance overall profitability. With a strong brand presence and established, loyal clientele, Roxy Theatres consistently draws patronage and maintains solid community ties. Supported by trained staff, marketing infrastructure, and reliable operational systems, the theatre is well positioned for a seamless transition to new ownership. This turnkey offering is ideal for investors seeking entry into the entertainment and hospitality sectors, or for portfolio expansion with a proven, community rooted asset. The purchase includes both real estate and the ongoing business operation, making it a rare and compelling investment opportunity.</p>			
<p><b>Extras:</b>  <b>Listing Contracted With:</b> RE/MAX ALL-STARS REALTY INC. 905-852-6143</p>			